

May 21, 2021

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

**Re: LWDD ROW
Justification Statement
Comprehensive Plan Amendment**

Property Location

The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. Property consists of 0.351 acres (15,290 sf).

Property History

Parcels 1, 2 and 3 were annexed in 2004 (Ord. 2004-29) and allocated a MUPD zoning designation (Ord. 2006-08) and a Mixed Use FLU designation (Ord. 2004-28). It was believed that the portion of LWDD ROW subject to this request was included in the annexation original annexation requests. However, recent findings revealed that the portion of land depicted above was not included in the legal description attached to the original approval.

Notably, in 2016 parcel 4 was annexed into the Village of Wellington by Ordinance no. 2016-01. Then, on December 8 2020, the Village Council approved a Comprehensive Map amendment to designate a Mixed Use (MU) FLU and a rezoning to the Multiple Use Planned Development (MUPD) Zoning District. Currently, the FLU for the subject 0.351 acre area remains Palm Beach County (PBC) Commercial High (CH) within the PBC Multiple Use Planned Development Zoning District.

The 0.351-acre property was intended and thought to have been included within the 2004 annexation, otherwise the applicant would have included the annexation, rezoning and FLUA requests of the subject area in the previous 2019/2020 Lotis Wellington applications.



Figure 1: Area Subject to FLUA Request



Figure 2: Adjacent Parcels

Application Request

The petitioner has submitted this application to request an amendment to the Village of Wellington Comprehensive Plan. The proposed intent is to amend the FLU designation of the 0.351 acre LWDD Right-Of-Way, subject to concurrent annexation and rezoning requests, from a PBC FLU designation of Commercial High (CH) to the Village of Wellington MU FLU designation.



Figure 3: LWDD ROW, Yellow: Vacated, Red: To be Vacated

Additional applications have been filed concurrent to this request. A Rezoning application has been submitted to rezone the subject site of 0.351-acre, from Palm Beach County MUPD to a Village of Wellington MUPD zoning designation. The allocation of a MUPD zoning designation would interconnect the subject abandoned ROW with the recently approved Lotis Wellington development (formerly Village Professional Park MUPD). As mentioned above, the subject area was believed to have been annexed in 2004 with the adjacent parcels to the south. However,

recently it was discovered during the LWDD ROW vacation to Wellington process of the right-of-way portion depicted in yellow in the image to the left, the area in red was not included in the overall legal description for the 2004 annexation approval. Therefore, as discussed with the Village of Wellington, an annexation application request is required. Notably, all documentation submitted to support the three subject applications applies to the 0.351-acre LWDD ROW. These requests are simply a corrective action by the applicant to address the exclusion of the property in the old annexation requests.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties.

North: Multiple parcels identified by PCN: 00-41-44-12-16-001-0010, 00-41-44-12-16-001-0020 & 00-41-44-12-15-000-0010 and are within Unincorporated Palm Beach County. The properties have a PBC Commercial (C) FLU designation and are located within PBC Multiple Use Planned Unit Development (MUPD) and Commercial High Office (CHO) Zoning Districts. These properties currently support a storage facility and medical offices.

South: One parcel identified by PCN(s): 73-42-43-27-05-018-0130 located in the Village of Wellington. The properties consist of 8.92 acres. This property has a Mixed Use (MU) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District.

East: State Road 7 right-of-way (ROW)

West: Identified by PCN: 73-42-43-27-05-018-0110 located in the Village of Wellington and the parcel is approximately 9.92 acres. The parcel has a MU FLU designation and is located within the MUPD Zoning District.

Consistency with Wellington Comprehensive Plan

Approval of a FLUM amendment is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Land Use Element

The proposed amendment is consistent with the intent of Objective 1.1 and shall comply with the density and intensity thresholds for the variety of land use types. The current and proposed maximum density and intensity permitted, is specified below in the Review Standards Table. As demonstrated above, in the “Surrounding Uses” section, the proposed Mixed Use (MU) FLU designation is consistent and compatible with the surrounding mixed uses. The property abuts the Village Professional Park MUPD on the South and West boundaries, and the allocation of a MU FLU designation would unify the 0.351 acre area with the west and south parcels.

The proposed amendment is consistent with the intent of Objective 1.2 to direct future growth into areas served by urban services that have adequate capacity, as defined by the adopted level of service standards. The proposed project will provide connection to existing public services and utilities.

The proposed amendment is consistent with Policy 1.3.25 which outlines the intent of the Mixed-Use district. The approved master development to the west and south already retains a MU FLU designation and the FLUM amendment request will unify the property. The MU FLUM request allows for a range of uses that will facilitate orderly development of the land. The subject property is situated in a highly accessible area, along SR 7, comprised of large scale commercial and residential uses which allows for connectivity potential between the developments. The proposed MU FLU designation will allow the property to develop cohesively with the surrounding uses.

Conservation Element

The proposed amendment will be consistent with the objectives, goals and policies of the Conservation Element of the Comprehensive Plan. The 0.351-acre site was previously dedicated as a Lake Worth Drainage District Right-Of-Way. Notably, the portion of the LWDD shown above in Figure 3 was abandoned (Include date, vacated to VOW). The subject property is cleared and there is no existing vegetation.

Recreation and Open Space Element

The proposed amendment shall be consistent with the objectives, goals and policies of the Recreation and Open Space Element of the Comprehensive Plan as specified in Objectives 1.1 and 1.2.

Public School Facilities Element

The proposed amendment is consistent with the goals, objectives and policies of the Public-School Facilities Element of the Comprehensive Plan. As specified in Objective 1.1, the proposed amendment shall ensure the adopted Level of Service standards are maintained and the facilities can support the potential student growth.

Intergovernmental Coordination Element

The proposed rezoning request is consistent with the objectives, goals and policies of the Intergovernmental Element of the Comprehensive Plan. The request will be consistent with Objective 1.1, and ensure coordination with the Village of Wellington, Palm Beach County, Lake Worth Drainage District, ACME Improvement District and adjacent municipalities.

Comprehensive Plan Amendment Review Standards

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

Section 2 GENERAL INFORMATION		
1.	<i>Indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.</i>	Approximately ½ mile north of Forest Hill Blvd, on the west side of SR 7.
2.	<i>Indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.</i>	The subject site has approximately 25' of frontage along West State Road 7 and approximately 611' of depth.
3.	<i>Identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.</i>	The subject property abuts parcels directly to the west and south which are owned by the entity, Lotis Wellington, LLC. These adjacent parcels, are part of the recently approved Lotis Wellington development (previously known as the Village Professional Park MUPD) and are identified as PCN: 73-42-43-27-05-018-0100, 73-42-43-27-05-018-0140, 73-42-43-27-05-018-0110 & 73-42-43-27-05-018-0130. Please see Attachment I.
4.	<i>Indicate the month, day and year the property was acquired and from whom the property was acquired.</i>	The property is under the ownership of the Lake Worth Drainage District. Lotis Wellington, LLC is in the process of acquiring the property from LWDD.
5.	<i>Describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).</i>	The property is under the ownership of the Lake Worth Drainage District and the application is in the process of acquiring the property from LWDD. LWDD has provided consent for this application.
6.	<i>Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of</i>	As mentioned, the property is owned by Lake Worth Drainage District and acquisition by Lotis Wellington, LLC is in process.

	<i>any property contiguous to the subject property that was in the same ownership as the subject property.</i>	
7.	<i>Indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.</i>	To the best of the applicant's knowledge, the property was not previously subject to a homestead exemption, agricultural exemption or abatements.
8.	<i>Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).</i>	The property was not previously subject to a Future Land Use Map (FLUM) amendment. The subject property was thought to have been annexed and assigned a Mixed Use (MU) FLU via approval Ord. No. 2004-29. However, due to a legal description error recently discovered in the annexation approval, the subject property was in fact not included.
9.	<i>Has Wellington ever denied a development order for the property? If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available.</i>	The Village of Wellington has never denied a development order for the property.
10.	<i>Has the property received development approvals from an entity other than Wellington? If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.</i>	There are no development approvals attached to this property, it is currently a LWDD ROW.
Section 3 – LDR REQUIREMENTS		
1.	<i>Article 5 of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe</i>	b. Changed assumptions in the Comprehensive Plan – Due to ongoing growth in the surrounding area, there is a demand for additional development in close proximity to neighboring established services. The Village of Wellington, specifically along SR7, has become

	<p><i>how the amendment is consistent with the factor or factors.</i></p> <ul style="list-style-type: none"> <i>a. Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;</i> <i>b. Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;</i> <i>c. Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;</i> <i>d. New issues that have arisen since adoption of the Comprehensive Plan;</i> <i>e. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or</i> <i>f. Data updates.</i> 	<p>a major center for large scale medical and commercial uses. Therefore, the property is subject to a master plan composed of restaurant, retail, medical/professional office, daycare, financial institution and multi-family uses creates a balance of land uses, which complements the surrounding development.</p> <p>d. New issues that have arisen since adoption of the Comprehensive Plan – As mentioned, the subject property was thought to have been annexed and assigned a Mixed Use (MU) FLU via approval Ord. No. 2004-29. However, due to a legal description error recently discovered in the annexation approval, the subject property was in fact not included.</p> <p>In order to correct this issue, the applicant has submitted an annexation request. Therefore, Village of Wellington zoning and land use designations will need to be allocated to the portion of land. Future development of the land is contingent upon a VOW FLU designation.</p>
2.	<p><i>Article 5 of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.</i></p> <ul style="list-style-type: none"> <i>a. If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such</i> 	<p>a. The property is located within an established urban area that contains a variety of mixed uses and neighbors the growing large-scale medical uses in Wellington, along SR 7. The design proposal is also consistent with developments along SR 7, which contain restaurant, retail and office uses along the front of the property and multifamily uses to the rear. The proposed Mixed Use FLU designation is consistent with the adjacent parcels to the west and south, as both have a FLU of Mixed Use and therefore allow the same density.</p>

	<p><i>as the Voluntary Density Bonus Program and the Transfer of Development Rights Program, are not feasible for use on the subject property. The applicant MUST demonstrate why the current FLUM designation is no longer appropriate for this site.</i></p> <p><i>b. If the request is for a commercial FLUM designation, the applicant MUST demonstrate why additional commercial acreage is needed in this area, why this site is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.</i></p>	<p>b. This area is experiencing an increasing demand for large scale commercial and residential developments. It is also appropriate for a property to be annexed into the Village of Wellington and allocated a VOW FLU designation.</p>
3.	<p><i>Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.</i></p> <p><i>a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.</i></p> <p><i>b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.</i></p>	<p>a. Site subject to FLU amendment, (0.351 acre):</p> <p>At maximum floor area ratio:</p> <p>15,290 SF x 0.50 FAR = 7,645 SF</p>
4.	<p><i>Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market</i></p>	<p>The applicant has previously provided market studies for medical office, multi-family, retail, daycare, financial institution, and senior housing uses. Each document contains a</p>

	<p><i>area. If a different approach is used, you must provide a justification for the approach taken.</i></p> <p><i>a. If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.</i></p> <p><i>b. If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles.</i></p>	<p>boundary map, establishing the market area for the subject property in association with Lotis of Wellington MUPD. This property will be included in the final approvals for the development.</p>
5.	<p>For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.</p>	<p>The applicant has previously provided market studies for medical office, multi-family, retail, daycare, financial institution, and senior housing uses. Each document contains a boundary map, establishing the market area for the subject property in association with Lotis of Wellington MUPD. This property will be included in the final approvals for the development.</p>
6.	<p>A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional</p>	<p>a. The applicant has previously provided a commercial and residential use Market Study for medical office, retail,</p>

	<p><i>commercial in the area. The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:</i></p> <ul style="list-style-type: none"> <i>a. An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;</i> <i>b. An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;</i> <i>c. A comparison of estimated supply to estimated demand;</i> <i>d. All sources of data used in the study.</i> 	<p>multi-family, daycare, financial institution and senior housing uses.</p> <ul style="list-style-type: none"> b. Same as above. c. Same as above. d. Same as above.
Section 4 LAND USE DATA		
1.	<i>Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).</i>	There are no previously approved petitions or resolutions for the subject property.
2.	<i>Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.</i>	The applicant shall obtain a concurrency reservation for the proposed development to ensure adequate service to the site.
3.	<i>Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.</i>	The property is part of The Palm Beach Farms Co. Plat No. 3, PB 2 PG 45-54. The property will be incorporated into the Lotis Wellington Master, which was approved December 8, 2020 via Ordinance No. 2020-48.
4.	<i>Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.</i>	The property does not currently have a developer's agreement or utility reservation. The applicant shall obtain a valid agreement or reservation prior to building permit review for the proposed development.

5.	<i>Indicate in which flood zone the property is located.</i>	The property is located in flood Zone AE.
6.	<i>Indicate whether the subject property is located in a wellfield protection zone</i>	The property is not located in a wellfield protection zone.
7.	<i>Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.</i>	The property is not located within a redevelopment area, neighborhood plan or special overlay.
8.	<i>Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.</i>	The proposed MU FLUM designation is compatible with the surrounding uses, which consists of medical office, retail and multi-family residential. The subject property abuts a property of land with an existing MU FLU designation. These lands were acquired by an individual entity, which allows for the unification of these parcels. Neighboring large-scale developments are composed of restaurant, retail, medical office and multi-family uses. The subject property will be incorporated into the Lotis Wellington Master Plan which follows a similar development pattern with restaurant uses and a financial institution fronting SR 7, followed by office and retail uses along the access road, then medical office, multifamily and CLF uses positioned towards the rear of the property. In addition, the growing large-scale medical office market in Wellington, along SR 7 create a demand of residential uses to provide for the influx of employees. Mixed uses are compatible with the urban area that has developed along SR 7.
9.	<i>Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM .</i>	The proposed FLUM designation of the property is compatible with the surrounding future land uses, as the parcels directly west and south (Lotis Wellington, formerly Village Professional Park MUPD) have Mixed Use FLU designations. The development south of the subject site has a FLUM designation of Medical Commercial. Then, directly north of the subject

		site is Unincorporated PBC Commercial High and Commercial High Office.														
10.	<i>To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.</i>	The proposed amendment will be consistent with the objectives, goals and policies of the Land Use Element of the Comprehensive Plan, as specified in Objectives 1.1,1.2 and 1.3.														
Section 5 TRANSPORTATION																
1.	<i>Determine the trip generation for the current future land use designation.</i> <i>a. At .25 FAR; and</i> <i>b. At .35 FAR.</i>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.														
2.	<i>Determine the trip generation for the proposed future land use designation.</i> <i>a. At .25 FAR; and</i> <i>b. At .35 FAR.</i>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.														
3.	<i>Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).</i>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.														
4.	<i>Determine the project trip distribution on all roadways based on the following table.</i> <table><tr><th>Net Trip Increase</th><th>Distance</th></tr><tr><td>51 - 1,000</td><td>directly accessed link</td></tr><tr><td>1,001 - 4,000</td><td>1 mile</td></tr><tr><td>4,001 - 8,000</td><td>2 miles</td></tr><tr><td>8,001 - 12,000</td><td>3 miles</td></tr><tr><td>12,001 - 20,000</td><td>4 miles</td></tr><tr><td>20,000 - up</td><td>5 miles</td></tr></table>	Net Trip Increase	Distance	51 - 1,000	directly accessed link	1,001 - 4,000	1 mile	4,001 - 8,000	2 miles	8,001 - 12,000	3 miles	12,001 - 20,000	4 miles	20,000 - up	5 miles	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.
Net Trip Increase	Distance															
51 - 1,000	directly accessed link															
1,001 - 4,000	1 mile															
4,001 - 8,000	2 miles															
8,001 - 12,000	3 miles															
12,001 - 20,000	4 miles															
20,000 - up	5 miles															
5.	<i>Determine LOS with existing traffic and project traffic.</i> <i>a. Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip</i>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.														

	<p><i>generation for the proposed future land use in (b). *</i></p> <p><i>b. Compare to LOS D for existing lanes.</i></p>	
6.	<p><i>Determine LOS with projected five year traffic and project traffic.</i></p> <p><i>a. Determine five year projected traffic volumes using the published historic growth rates and major project traffic.</i></p> <p><i>b. Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). *</i></p> <p><i>c. Compare to LOS D for existing and assured lanes.</i></p>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.
7.	<p><i>Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.</i></p> <p><i>a. Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).</i></p> <p><i>b. Compare to LOS D for the lanes in the 2015 roadway system.</i></p>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.
8.	<p><i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.</i></p>	Not applicable, as the stand-alone property is not suitable for development and traffic was not required for submission.
	<p><i>* The trip generation for the proposed future land use can be reduced if there is an active</i></p>	

	<i>use on the property. There will be no reduction if the property is vacant.</i>	
Section 6 MASS TRANSIT		
1.	<i>Identify the mass transit provider.</i>	Palm Tran
2.	<i>Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.</i>	There are two existing bus stops in close proximity to the subject site. The nearest existing bus stop is located less than 0.10 mile on the east side of SR7, south of the subject site. The bus stop number is 3857 and located at US 441/SR 7 & Medical Park Blvd. Approximately 0.10 mile north of the subject site is another accessible bus stop approximately, on the west side of SR7. The bus stop number is 3858, and the address is US 441/SR7 @ BLD 1157.
3.	<i>Identify whether the subject property has connections to the Tri-County Commuter Rail.</i>	The subject has connections to the Tri-County Commuter Rail through Bus Stop 3857, which is located along the east side of SR 7 approximately 0.10 mile from the site.
4.	<i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.</i>	The applicant acknowledges this review.
Section 7 HOUSING POPULATION		
1.	<i>If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.</i> <i>a. Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current</i>	a. The current PBC CH FLU Designation for a property within the PBC MUPD Zoning District does not allow residential uses without an underlying residential FLU, which the subject property does not have. b. Proposed FLU Designation (VOW MU): 0.351 AC x 12 x 3 = 12.6 Proposed population potential: 13 people

	<p><i>Future Land Use Map (FLUM) designation by 3, the average household size in Wellington.</i></p> <p><i>b. Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 3, the average household size in Wellington.</i></p>	
2.	<p><i>Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its:</i></p> <p><i>a. Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.</i></p> <p><i>b. Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.</i></p>	<p>a. The current PBC CH FLU Designation for a property within the PBC MUPD Zoning District does not allow residential uses without an underlying residential FLU, which the subject property does not have.</p> <p>b. Proposed FLU Designation (VOW MU): $0.351 \text{ AC} \times 12 = 4.21$ Proposed potential: 4 units</p>
3.	<i>Census Tract data: Identify the Census Tract where the subject property is located.</i>	The subject property is located within Census Tract 77.63.
4.	<i>The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.</i>	The current FLUM designations for the proposed amendment have a potential projection of 0 people. The proposed developed would have a potential population increase of 13 people. The difference of the current potential population growth and the proposed is 13 people.
5.	<i>Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the number of</i>	The current FLUM designations for the proposed amendment have a potential projection of 0 dwelling units. The proposed developed would have a potential 4 dwelling

	<i>dwelling units at the Proposed FLUM designation.</i>	units. The difference of the current potential is 4 dwelling units.
6.	<i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a residential related proposed amendment, reference specific</i>	The proposed amendment is consistent with Policy 1.3.25 of the Land Use Element of the Comprehensive Plan. The FLUM amendment complies with the density and intensity thresholds established under Policy 1.3.25 for Mixed Use FLU designation and provides for the appropriate balance of uses with a variety of integrated land use types.
Section 8 INFRASTRUCTURE: DRAINAGE		
1.	<i>Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.</i>	Lake Worth Drainage District; South Florida Water Management District
2.	<i>Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.</i>	SFWMD C-51 Basin 20A
3.	<i>Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.</i>	Lake Worth Drainage District S-5 canal
4.	<i>Identify the level of service standard established for the subject property.</i>	Not applicable, as the stand-alone property is not suitable for development and level of service was not required for this submission.
5.	<i>Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants.</i>	The quality of storm water runoff will be enhanced by utilizing the on-site lake. Water quality discharge will be limited by a proposed control structure to ½ "of the detained volume per day. Use of FDEP Best Management practices in the design and construction of the storm water management system will minimize any adverse water quality impacts, including sediment loss to surface waters.

	<i>Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.</i>	
6.	<i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.</i>	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient management of stormwater runoff.
Section 9 INFRASTRUCTURE: POTABLE WATER		
1.	<i>Identify the entity that would provide potable water service to the subject property.</i>	Village of Wellington Utilities
2.	<i>Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.</i>	12" ductile iron watermain along the western swale of SR 7. 12" ductile iron stub at south property line.
3.	<i>Identify the potable water level of service standard established by the potable water provider.</i>	120 gallons per capita per day
4.	<p><i>The effect on potable water levels of service and system needs.</i></p> <p><i>a. Current FLUM Designation: The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.</i></p> <p><i>b. Proposed FLUM Designation: The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.</i></p> <p><i>c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.</i></p>	<p>Current FLUM Demand: 0 persons x 120 gpd/person = 0 gpd</p> <p>Future FLUM Demand: 13 persons x 120 gpd/person = 1,560 gpd</p> <p>Change in Usage: 1,560 gpd (increase)</p>

5.	<i>Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.</i>	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient delivery and use of Potable Water Utilities for the site.
Section 10 INFRASTRUCTURE: SANITARY SEWER		
1.	<i>Identify the entity that would provide sanitary sewer service to the subject property.</i>	Village of Wellington Utilities
2.	<i>Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.</i>	8" polyvinylchloride stub at the south property line. 6" HDPE force main along southwest and west property lines.
3.	<i>Identify the sanitary sewer level of service standard established by the potable water provider.</i>	93 gallons per capita per day
4.	<p><i>The effect on sanitary sewer levels of service and system needs.</i></p> <p><i>a. Current FLUM Designation: The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.</i></p> <p><i>b. Proposed FLUM Designation: The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII.</i></p> <p><i>c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.</i></p>	<p>Current FLUM Demand: 0 persons x 93 gpd/person = 0 gpd</p> <p>Future FLUM Demand: 13 persons x 93 gpd/person = 1,209 gpd</p> <p>Change in Usage: 1,209 gpd (increase)</p>
5.	<i>Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element</i>	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient delivery and use of Wastewater for the site.

Section 11 INFRASTRUCTURE: AQUIFER RECHARGE		
1.	<i>Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.</i>	The project site is located in an area of surficial aquifer.
2.	<i>Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of impervious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.</i>	30% impervious
3.	<i>Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.</i>	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for aquifer recharge and the protection of groundwater resources. The proposed development and use of the site will incorporate FDEP Best Management Practices for management of surface waters to ensure that runoff from impervious surfaces does not cause detrimental impacts on these resources.
Section 12 CONSERVATION		
1.	<i>If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.</i>	Based on the previously approved environmental analysis for the Lotis Wellington MUPD, the only listed species associated with the overall adjacent property are transient avian species that will not be impacted since the large central lake system that is their

		foraging area will be preserved intact, and the lake edges enhanced with littoral plantings as part of the FDEP reclamation plan.
2.	<i>If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.</i>	Woodstork and snail kite are the 2 avian listed species anticipated to use this site periodically for foraging purposes. Neither was observed during the site investigations. Foraging habitat will be preserved and enhanced with lake littoral plantings around the remaining mining lake.
3.	<i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.</i>	The proposed amendment will be consistent with the objectives, goals and policies of the Conservation Element of the Comprehensive Plan. The subject property was a LWDD ROW, cleared and has little vegetation with the exception of grass turf.
Section 13 RECREATION AND OPEN SPACE		
1.	<i>Identify the following facilities that would service the property:</i> a. Regional parks b. District parks c. Community parks d. Open space	Not applicable, as the stand-alone property is not suitable for development and will primarily be utilized for landscape buffering.
2.	<i>Adopted recreation levels of service standard of \$885 of total recreational investment per capita.</i>	Acknowledged.
3.	<i>The effect of the proposed FLUM amendment on regional, district and neighborhood parks.</i>	The proposed FLUM amendment will have minimal impact on regional, district and neighborhood parks. The subject site is not in proximity or within a mile of any city, county or state parks. However, Okeeheelee Park is located approximately 3 miles east of the subject site, along Forest Hill Blvd. There are also four city parks, Rotary Peace Park/Pine

		Valley Preserve, Wellington Green Park, Olympia Park and Wellington Village Park which are approximately between 1.5 and 3 miles from the subject site.
4.	<i>To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.</i>	The proposed amendment shall be consistent with the objectives, goals and policies of the Recreation and Open Space Element of the Comprehensive Plan as specified in Objectives 1.1, 1.2., 1.3 and 1.5. The property will be included in the Lotis Wellington MUPD project which will include internal open spaces within the residential uses and will meet open space standards for the variation of proposed uses. Per Policy 1.2.7, open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the site. Enhancements to the existing lake are proposed, that include a walkway is along the exterior and littoral plantings.
Section 14 FIRE RESCUE		
1.	<i>Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.</i>	The fire-rescue facility that will service the subject property is Palm Beach County #30 located at 9610 Stribling Way, Wellington, FL 33414. The fire-rescue facility is approximately 2.2 miles southeast from the subject property.
2.	<i>Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.</i>	2.2 miles x 2 = 4.4 The response time from fire-rescue station PBC 30 to the subject property is approximately 4 ½ minutes.
3.	<i>The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.</i>	The response time from the servicing fire-rescue station is less than five minutes.

Section 15 HISTORIC PRESERVATION		
1	Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.	The subject property is not located within 500 feet of any historic or architecturally significant resources. The only buildings within proximity to the site is the existing self-storage facility which has no architectural or historical significance.
2.	Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.	There are no archaeological resources located within 500 feet of the subject property.
Section 16 PUBLIC EDUCATION		
1.	Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for: <ul style="list-style-type: none"> a. Elementary Schools b. Middle Schools c. Senior High Schools 	<p>a. Elementary Schools:</p> <p>Elbridge Gale Elementary – 2.2 miles 1915 Royal Fern Dr Wellington, FL 33414</p> <p>Equestrian Trails Elementary – 2.2 miles 9720 Stribling Way Wellington, FL</p> <p>Everglades Elementary – 3.5 miles 407 Marginal Rd West Palm Beach, FL 33411</p> <p>b. Middle Schools:</p> <p>Emerald Cove Middle School – 2.1 miles 9950 Stribling Way Wellington, FL 33414</p> <p>Polo Park Middle School – 4.8 miles 11901 Lake Worth Rd</p>

		<p>Wellington, FL 33449</p> <p>Wellington Landings – 12.8 miles 1100 Aero Club Dr. Wellington, FL 33414</p> <p>c. Senior High Schools</p> <p>Palm Beach Central – 2.2 miles 8499 W Forest Hill Blvd Wellington, FL 33411</p> <p>Wellington High School - 4.9 miles 2101 Greenview Shores Blvd Wellington, FL 33414</p> <p>Royal Palm High School – 5.3 miles 10600 Okeechobee Blvd West Palm Beach, FL 33411</p>
2.	<i>All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.</i>	The proposed amendment is consistent with the goals, objectives and policies of the Public School Facilities Element of the Comprehensive Plan. As specified in Objective 1.1, the proposed amendment shall ensure the capacity of schools is sufficient to support student growth at the adopted level of service standard.
Section 17 INTERGOVERNMENTAL COORDINATION		
1.	<i>Identify all local governments (including special districts) located within one-mile of the subject property:</i>	The local governments and districts located within one mile of the subject property include Unincorporated Palm Beach County, Royal Palm Beach, ACME Improvement District and Lake Worth Drainage District. Additionally, a small portion, approximately 5 acres, of the Royal Palm Beach Economic Development

		Overlay District is within the outermost northwest boundary of the 1-mile buffer.
2.	<i>Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.</i>	An annexation request into the Village of Wellington was submitted concurrent to this application as the property was thought to already be located within the municipal boundary back in 2004. The subject property is located in an area of future annexation.
3.	<i>Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.</i>	The proposed amendment is consistent with the objectives, goals and policies of the Intergovernmental Element of the Comprehensive Plan.
Section 18 EQUESTRIAN ELEMENT		
1.	<i>Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.</i>	The proposed amendment shall have no impact on the Equestrian Element of the Comprehensive Plan, as the subject site is not located within the Equestrian Preserve boundaries.